



FY 2003 – 1st Quarter Report

### FACILITIES MANAGEMENT DEPARTMENT (FMD)

This quarterly report presents the status of major projects managed by Maricopa County's FMD. It is presented as a service to our customers. Additional information is available from the FMD project manager listed in parentheses after each project description.

#### DOWNTOWN PHOENIX SUPERIOR COURT COMPLEX

- Old Courthouse Renovation – Planning & Construction is assisting the Court in planning and budgeting the renovation of the Old Courthouse. Phase 2 utility upgrades are underway. The upgrades to chillers, boilers, emergency power and related systems will be complete at the end of October. New stairs are in place. Elevator upgrades and new service will be complete in December 2002. (Larry Sorenson – 6 6764)
- East Court Wastewater – Design of new system to separate grease from the wastewater system to be completed by October 2002. Construction will be completed by January 2003. (John Stover – 6 4153)
- Central Plant Automation Upgrade – Upgrade of the automation system for the Courts Complex Central plant was completed. (Jim Neice – 6 5274)
- West Courts Telecom UPS - Electrical is scheduled to be complete in November 2002 and mechanical in January 2003. (Ken Jones – 6 6060)
- Central Courts Building – HVAC Renovation - Replacement of the double duct and variable air volume boxes. The contractor is ConWest Group. Construction commenced June 17, 2002 and is scheduled to be completed October 2002. (Bob Kegel – 6 6634)
- A Life Safety Study for the East, Central, West Courts and BOS Auditorium was completed. Soliciting design fees from engineer to perform design services. (Bob Kegel – 6 6634)
- The project to replace the two old 500KW emergency generators at the West Courts Building is out to bid. Bids are due on October 8, 2002. Project completion schedule is May 19, 2003. (Percy Costes – 6 6628)
- Design documents for Code and Safety upgrades at the plaza level of the East Courts building has begun. Phased construction will begin in October 2002. Additional phases of construction will continue through the early months of 2003. (Larry Sorenson – 6 6764)
- Central Clinic/1825 E Roosevelt - O&M Division is in the process of replacing two air handlers. Work will be completed in December 2002. (Jim Neice – 6 5274)
- West Court Basement Upgrade – Project was created to upgrade the JIS Computer Room, Telecom offices, and restrooms. Design is scheduled for completion in December 2002. (Ron Tom – 6 1477)

#### JUVENILE DETENTION/COURTS

- Durango Juvenile Facility – Boiler Upgrade Phase Two is in construction phase. Notice to proceed issued August 29, 2002. Substantial completion date is December 26, 2002. (Tony Gasca – 6 8199)
- Durango Juvenile Probation - Building 1704 – The present building is to have all asbestos and lead paint removed and refurbished with a new HVAC system, windows and roof. The Facilities Review Committee approved a 6,000 sq ft expansion to this facility in September 2002. Design is anticipated to begin in early October. (Ron Tom – 6 1477)

- Durango Juvenile - Temporary Office - Building 1916 – The project had a bid opening on September 12, 2002. Construction will start by October 2002 and be completed by March 2003. (Ron Tom – 6 1477)
- Durango Juvenile Detention - Building 1906 – Upgrade of Security Systems scope of work being developed. Request for bids are expected to be issued in early October. (Gary Polega - 6 6370)
- SEF Juvenile Detention Building – Upgrade Security Systems scope of work under development. Request for bids are expected to be issued in early October. (Gary Polega - 6 6370)

## JUSTICE COURTS

- A new justice court is being built for the South Mesa/Gilbert area. The court will be part of a new City of Gilbert Public Safety Complex. The court will be located on the ground floor of Courts/Prosecutor Wing and will share the area with the City of Gilbert Municipal Courts. The County will lease space from the City of Gilbert for this court. The project was bid in September 2001. Current project completion is approximately 85%. Occupancy is scheduled for May 2003. Efforts to complete an Inter Governmental Agreement (IGA) with the City of Gilbert have been unsuccessful to date. No funds have been approved to cover any occupancy costs. (Manny Marti – 6 4235)

## SHERIFF/JAILS

- SWAT Building – New Fire Alarm system will be installed by Arizona Fire and Security. Scheduled completion is November 2002. (Ken Jones – 6 6060)
- Sheriff Training Facility – Bid opening for the new fire alarm system was completed on September 26, 2002. Project completion is scheduled for December 2002. (Ken Jones – 6 6060)
- FMD staff continues to work with Capital Facilities Development Department (CFDD) in construction of new Jail facilities. Jail projects are updated monthly by CFDD. (Rick Barker – 6 8194)
- Madison Jail Infectious Disease Room Pressurization Control System – Energy Systems Design and O&M completed the design phase of the new control system for the negative pressure rooms at Madison Jail. Plans have been approved by the City of Phoenix, and bids were received on September 5. Construction will start in October and be completed by December 2002. (Jim Neice - 6 5274)
- Durango Site - Design to install a back up 15kv electrical distribution feeder from the APS substation to site is complete. No construction funding will be requested until FY04. (Percy Costes – 6 6628)
- Durango Site - Design to survey and document all underground electrical distribution systems at the Durango site is complete. This project is purely for documentation purposes; no construction is involved. (Percy Costes – 6 6020)
- A project to install an additional freezer in the Property and Evidence Area is under construction and is scheduled for completion in November 2002. (John Stover – 6 4153)
- Durango Jail – HVAC renovation for five housing units (D3, D4, D5, D6 and D7) is in the construction phase. Work will be completed in November 2002. (Tony Gasca – 6 8199)
- Durango Jail – Refrigerant monitor and purge exhaust system is now included in Energy System Design, Inc design of the central heating plant. (Tony Gasca – 6 8199)
- Durango Jail – Upgrade/replace perimeter alarm system – scope of work under development. Request for bids are due in October 2002. (Gary Polega – 6 6370)
- Durango Jail – Designs for ADA Modifications at Durango Jail were completed by SGS+Architects and are ready to go to permitting and bid if required by MCSO. (Alicia Hernandez – 6 6645)

- Durango Jail Re-roof – Request initiated for professional services from Craig Walling, Architect, Inc. to provide design and specification to re-roof pods upon completion of the HVAC upgrades. (Alicia Hernandez – 6 6645)
- Durango Central Heating Plant – All boilers have been received. Engineer has been retained for design of Central Plant. Construction documents are to be completed December 2002. Construction to be awarded January 2003. Construction to be completed September 2003. (Bob Kegel – 6 6634)
- Towers Jail Re-roofing – Pods 1 – 5. Craig Walling, Architect, Inc. will complete re-roof design by June 30, 2003. (Alicia Hernandez – 6 6645)
- Towers Jail – Design for ADA Modifications at Towers Jail was completed by SGS+Architects and is ready to go to permitting and bid if required by MCSO. (Alicia Hernandez – 6 6645)
- Towers Jail – Re-roof Admin & Services Building – Bid opening was conducted on August 20. A contract was awarded to Pioneer Roofing Company; scheduled completion is mid-December 2002. (Alicia Hernandez – 6 6645)
- Contents Shower Facility Repair – Design will begin in October 2002. Repairs will be completed in January 2003. (Larry Sorenson – 6 6764)
- Boathouses at Canyon & Saguaro Lakes – Design started on August 19, 2002. Construction documents are anticipated to be completed at the beginning of October. (Ron Tom – 6 1477)
- Boating Safety & Education Center – Design fees have been solicited. However, the fees exceed the budget. This project is grant funded. MCSO is determining how to proceed. Project is on hold. (Ron Tom – 6 1477)
- Estrella Jail – HVAC Renovation – Project is for the replacement of all the air wash units in the detention areas request for FOC Mechanical, Inc. to provide professional design services. (Tony Gasca – 6 8199)
- Sheriff's Computer Room in Admin Building Basement – Contractor has completed work. (Bob Kegel – 6 6634)
- Downtown Complex - Installation of a ventilation and exhaust system in the Photo Lab and weapons testing lab is out for design with completion scheduled for November 2002. (John Stover – 6 4153)
- Renovations to Avondale Sheriff Substation – Bids were received September 19, 2002. Project will make improvements to secured patrol car vehicle area, add clerical space and suspect interrogation rooms. Project scheduled for completion by end of January 2003. (Steve Granillo – 6 8753)

#### DOWNTOWN PHOENIX CAMPUS

- New Administration Building – On April 24, 2002, this project was placed on hold by action of the Board of Supervisors. Efforts are underway to negotiate fees with the consultants through the April 24 date. (Doug Stover – 6 8438)
- Administration Building – Project to install an ice machine on the second floor is under construction and will be completed by October 31, 2002. (John Stover – 6 4153)
- Administration Building – The bid opening for modernization of the elevators was completed September 27, 2002. Completion of project construction is scheduled for January 2004. (Ken Jones – 6 6060)
- Medical Examiner – The specification for the abatement and demolition of Old County Morgue has been completed. Board request for advertisement and bid on October 2. Project to begin on December 2 with completion by January 2003. (Elliot Bloom – 6 8175)

- Security Building/Center – Request for professional services by Briggs & Paxton to provide specification and design to remove and replace boilers. Bid opening was completed September 24. Notice to proceed to install boilers on March 1, 2003 – (seasonal construction). (Alicia Hernandez – 6 6645)
- Security Building/Center – Design of new variable air volume air handler, chilled water piping, distribution system and the evaluation of outside air ducts, sealed louvers, exhaust systems, boiler combustion air for both buildings has been completed. This information will be used to determine future project scopes of work. (Alicia Hernandez – 6 6645)
- Security Building/Center – Fire alarm backbone was bid and Siemens was low bidder. Project completion is scheduled for October 2002. (Ken Jones – 6 6060)
- Security Building/Center – Life, Safety, Infrastructure improvements – Vizor, LLC, was awarded contract alternates to remove Worthington & Carrier chiller and replace SES. Project completion is scheduled for October 2002. (Alicia Hernandez – 6 6645)
- Materials Management – Upgrade air conditioning system. Contractor has been determined. Equipment is to be delivered September/October 2002. Construction to commence November and be completed by January 2003. (Bob Kegel – 6 6634)
- Jackson Street Streetscape – The project to upgrade Jackson Street from 2<sup>nd</sup> Avenue to 9<sup>th</sup> Avenue is at 60% completion of contract documents. A full project review will be completed and presented to the Director. Pending approval of the Director and sufficient funding, contract documents may be completed by December 31, 2002. Construction will require 6 to 9 months. (Larry Sorenson – 6 6764)
- Santa Fe Depot Renovations – An assessment was completed. Pending approval, work on roofing, electrical, asbestos abatement and other upgrades necessary for productive use of the facility as warehouse space may begin in a phased, incremental manner. (Larry Sorenson – 6 6764)
- Fifth Ave Parking Structure Elevator Upgrade – O&M is in the process of upgrading the elevators. AmTec Elevator Co will be the contract vendor responsible for this project. They are scheduled to start October 1, 2002 and should be completed by October 30, 2002. (Peter Zuleger – 6 6020)
- Fifth Ave Parking Structure – Several small maintenance projects involving caulk, painting and minor improvements have been specified and are being bid currently. The work will require 60 days. (Larry Sorenson – 6 6764)

#### HUMAN SERVICES CAMPUS

- Maricopa County working with the City of Phoenix, Maricopa Association of Governments and other agencies is developing a Human Services Campus between 9<sup>th</sup> and 13<sup>th</sup> Avenues generally between Jackson Street and the railroad tracks. The campus will provide various services such as healthcare services to homeless persons and assisting in their transition to permanent housing. The center would be one of several throughout the County. The Board of Supervisors allocated funding for site acquisition and schematic design of the Healthcare for the Homeless Clinic, the Day Resource Center, and the overall site plan. The Board of Supervisors also authorized the County to acquire the lumberyard site between 9<sup>th</sup> and 12<sup>th</sup> Avenues by condemnation. The County acquired an order of possession for the site. The relocation of the owner's personal property is currently underway and will be completed by October 31. FMD also obtained a right-of-entry to the City of Phoenix parcel south of CASS between 12<sup>th</sup> and 13<sup>th</sup> Avenues. Preliminary geotechnical testing and a Phase I Environmental Study were completed for both sites. The archaeology testing and Phase II Environmental Assessment will be conducted in November. BPLW Architects and Engineers has completed programming and schematic design for the Campus. The Notice to Proceed for Design Development was issued effective September 9, 2002. (Neil Urban – 6 5988)

#### SOUTHEAST REGIONAL FACILITY

- Renovation of HVAC system began in November 2001. Work is scheduled for completion by October 2002. (John Stover – 6 4153)

- A 14,000 sq ft segment of the Sheriff's Mesa substation will be remodeled into two Early Disposition Courts (EDC). The Court and MCSO approved a final layout on June 3, 2002. Architectural work will be completed in October 2002. Bidding and construction will require nine months. A project to relocate the current impound yard to accommodate the EDC conversion project is complete. (Larry Sorenson - 6 6764)
- Renovate HVAC to upgrade the TCU to TEC was completed in July 2002. (Gene Tyree - 6 6020)
- Project to install heating for the Adult Probation Area is out for design. Construction is scheduled for completion by December 2002. (John Stover - 6 4153)

#### SPACE PLANNING/REGIONAL SERVICE CENTERS

- The Planning Group retained a planning consultant to evaluate the "highest and best" storage/warehousing use of the existing Maricopa County Sheriff's Office and Materials Management Warehouse. The consultant conducted a needs assessment of the Sheriff's Property and Evidence storage facility and evaluated the potential for the relocation of this function into the Sheriff's Warehouse Facility. Preliminary findings indicate the feasibility of relocating the Property and Evidence Storage facility to the warehouse and also providing adequate space for FMD systems furniture storage. The final report was presented to the FRC in February 2002. In May 2002, the FRC recommended that a new building be constructed for the Property and Evidence Storage at Durango. This project was transferred to the Capital Facilities Development Department in August 2002; FMD will continue to use the Santa Fe Depot for modular furniture storage. (Neil Urban - 6 5988)
- The Planning Group studied alternatives for the relocation of the Elections Department administrative offices, ballot tabulation facilities and warehouse. Staff evaluated the existing space program and developed required future space based on demographic projections. The results of the study were presented to the FRC in May 2002. The FRC recommended that the Elections Department be moved to the existing MCSO Warehouse and the existing warehouse functions be moved to Durango or other suitable sites. Programming is still proceeding on this project. (Alicia Hernandez - 6 6645)
- Upon BOS approval of recommendations by consultants BRW/Elliot Pollack to pursue development of site-planning activities for three projected Regional Service Centers (Northwest, West, and the Northeast), the following three steps were undertaken:

##### Northwest Regional Center

Superior Court had a ribbon cutting ceremony and open house on July 19. On July 22, 2002, four civil judicial divisions commenced operations. (Chuck Williamson - 6 8597)

An IGA was initiated and approved by both parties, on January 2002 to share the cost for a site planning of land provided by the City for the combined City and County government centers. The City of Surprise agreed to provide land at no cost to the County, while the County will share in the cost of the infrastructure; that cost would be specified in a third IGA. The Smith Group Inc. completed a study in July 2002 identifying proposed County and City facilities on the site. The Surprise City Council selected a final site plan.

An additional IGA is to be developed for the acquisition of the land required by the County for its Proposed Regional Service Center based (RSC) on the study's recommendations. (Paul Gabriel - 6 5561)

##### West Regional Center

A similar process to the one in the Northwest was followed in developing the West Regional Service Center with the City of Avondale.

An IGA has been developed to share in the cost and efforts of conducting a site planning study for the Avondale government center, and the County's Western RSC.

The consultant firm of BRW/URS has completed the new Avondale Government Center site plan in July 2002, and the Avondale City Council approved it. The plan allocated 15.86 acres for the County Western Regional Service Center. The City of Avondale agreed to sell this land for a nominal fee of \$1 per sq ft, while the County will contribute to the cost of the site infrastructure as it relates to County facilities. The County Real Estate Division is in the process of finalizing an IGA for the acquisition of the land. (Paul Gabriel - 6 5561)

### Northeast Regional Center

We continue to explore the possibility of acquiring land in the Northeast Region for a Regional Service Center; the following few options have been studied:

1. The Chauncy Ranch Site located on Scottsdale Rd, south of 101 Fwy. Both Westcor and the Chauncy family (the owners of the site) have shown a strong interest in having the County RSC as part of their future development. (Paul Gabriel – 6 5561)
2. A site on the northeast corner of the intersection of Deer Valley and Scottsdale Rd.
3. A site on the southeast corner of Pima Rd and Bell Rd.
4. A site in Horseman's Park south of Bell Rd. (The last three sites are part of Opus Development).

A comparative study of the four sites was conducted and a recommendation on one of the sites will be presented to the FRC for endorsement. (Paul Gabriel – 6 5561)

### Avondale Property Master Plan and Zoning

A study was initiated to re-zone the Avondale property on 115<sup>th</sup> Ave and McDowell Rd. The consultant URS/BRW will conduct the rezoning procedure with the City of Avondale. The rezoning is expected to be complete by the end of November 2002. (Paul Gabriel – 6 5561)

### Peoria Property Land Use Rezoning

A similar study was initiated to rezone the Peoria property. The Smith Group Inc. is working on the rezoning with the City of Peoria, and the study is to be completed in November 2002. (Paul Gabriel – 6 5561)

### Building Infrastructure Management (BIM) System (Aperture)

This project is being developed to provide a comprehensive source of space information for all County buildings and leased space. Recent work included placing the BIM system on the County's intranet to a selected group for testing prior to making it available to all County departments. The plan is for selected individuals in each department to have access to that department's BIM space data after the system has been fully tested. (Chuck Williamson – 6 8597)

## COLLABORATION

- Protective Services is working with Public Health Administration on providing off-site security for their Community Health Nursing Immunization Program, which began in January 2001. This program is for eight different locations for the 2002 calendar year. (Jordan Dacquist – 6 8350)
- Protective Services is working with the architects/engineers who are constructing the new Forensic Science Center, Durango Parking Garage, and new Administration Building regarding security access and camera systems. (Jordan Dacquist – 6 8350)
- FMD continues to assist the Stadium District in the administration of various new construction projects at the Bank One Ballpark. (Larry Sorenson – 6 6764)

## MISCELLANEOUS

- Average maintenance and repair work orders completed for the quarter: 6,030 corrective maintenance & 1,055 preventive maintenance jobs. (Rick Barker - 6 8194)
- Air conditioning modification for the Desert Outdoor Center – this Parks & Recreation Department project to replace evaporative cooling with package A/C in two buildings and with chiller/air handlers in the main building is complete. (Tony Gasca – 6 8199)

- Human Services, Head Start, Guadalupe – New rubber surface and playground equipment will be installed in the Head Start and Early Head Start playground in Guadalupe. Project awarded to Crane Construction Company. (George Clark – 6 8188)
- Central Clinic/1825 E Roosevelt – O&M Division is in the process of replacing two air handlers. Bids from all HVAC contract vendors are September 5, 2002. (Jim Neice – 6 5274)
- MCDOT – plans are in the design phase for a remodel of the engine room at MCDOT Administration Building. Architecture firm is SGS. (George Clark – 6 8188)
- MCDOT – Upgrading security for Distribution Center at 2222 S 27<sup>th</sup> Ave. Bids were solicited starting September 18 through September 25, 2002. (Gary Polega – 6 6370)